



# Talbot County Planning Commission Agenda

Wednesday, July 5, 2017 at 9:00 a.m.  
Bradley Meeting Room, Talbot County Courthouse  
11 N. Washington Street, Easton, Maryland

## 1. Call To Order

## 2. Decision Summary Approval for:

a. June 6, 2017

## 3. Old Business

## 4. New Business

- a. **Applicant:** Richard C. and Kimberly L. Young  
**File No.:** A234  
**Agent:** Wayde Barnhart, Lane Engineering, LLC  
**Request:** Administrative Variance—Expansion to improve dwelling  
**Location:** 307 Cove Road, St. Michaels, MD 21663  
**Zoning:** Map 32, Grid 10, Parcel 105, Lot 7B; Zone: TR
- b. **Applicant:** Charles and Mary Denney  
**File No.:** A235  
**Agent:** Brett C. Ewing, Lane Engineering, LLC  
**Request:** Administrative Variance—Expansion and renovation of existing garage  
**Location:** 27753 Villa Road, Easton, MD 21601  
**Zoning:** Map 25, Grid 13, Parcel 234, Lot 1; Zone: RR
- c. **Applicant:** RDC Harbourtowne, LLC  
**Agent:** Zach Smith, Esquire  
**File No.:** 16-1658  
**Request:** Special Exception—to permit the expansion of the Harbourtowne golf course for the purpose of creating a golf course driving range onto a portion of Lot 6 of Parcel 90 on Tax Map 23 that is proposed to be consolidated into the adjacent golf course parcel.  
**Location:** 9784 Martingham Circle, St. Michaels, MD 21663 and  
9599 Melanie Drive, St. Michaels, MD 21663  
**Zoning:** Map 23, Grid 8 & 1, Parcel 1 & 90; Zone: RC/WRC
- d. **Applicant:** RDC Harbourtowne LLC c/o Capital Properties  
**File No.:** SP580  
**Agent:** Bill Stagg, Lane Engineering, LLC  
**Request:** (1) Major Site Plan – Construct a golf practice facility – Revision of approved site plan  
(2) Waiver – Lot Size  
**Location:** E/S Melanie Drive, North of Canvasback Way, St. Michaels, MD 21663  
**Zoning:** Map 23, Grid 8, Parcel 1; Zone: RC/WRC
- e. **Applicant:** Celeste Industries Corporation  
**File No.:** C-666  
**Agent:** Zach Smith, Attorney at Law  
**Request:** Recommendation to County Council-Annexation of Celeste Industries  
**Location:** 8007 and 7987 Industrial Park Road, Easton, MD 21601  
**Zoning:** Map 35, Parcels 54 & 82; Zone: LI

## 5. Discussion Items

## 6. Staff Matters

## 7. Work Sessions

## 8. Commission Matters

## 9. Adjournment

June 21, 2017

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